

How To Plan **THE HOME YOU WANT**



PRICE 25 CENTS

HOME

By Edgar A. Guest

It takes a heap o' livin' in a house t' make
it home,

A heap o' sun an' shadder, an' ye sometimes
have t' roam

Afore ye really 'preciate the things ye lef'
behind,

An' hunger fer 'em somehow, with 'em allus
on yer mind.

It don't make any difference how rich ye get
t' be,

How much yer chairs an' tables cost, how
great yer luxury;

It ain't home t' ye, though it be the palace
of a king,

Until somehow yer soul is sort o' wrapped
round everything.

Home ain't a place that gold can buy or
get up in a minute;

Afore it's home there's got t' be a heap o'
living in it;

Within the walls there's got t' be some
babies born, and then

Right there ye've got t' bring 'em up t'
women good, an' men;

And gradjerly, as time goes on, ye find ye
wouldn't part

With anything they ever use—they've
grown into yer heart:

The old high chairs, the playthings, too,
the little shoes they wore

Ye hoard; an' if ye could ye'd keep the
thumbmarks on the door.

Ye've got t' weep t' make it home, ye've
got t' sit an' sigh

An' watch beside a loved one's bed, an'
know that Death is nigh;

An' in the stillness o' the night t' see
Death's angel come,

An' close the eyes o' her that smiled, an'
leave her sweet voice dumb.

Fer these are scenes that grip the heart, an'
when yer tears are dried,

Ye find the home is 'dearer than it was, an'
sanctified;

An' tuggin' at ye always are the pleasant
memories

O' her that was an' is no more—ye can't
escape from these.

Ye've got t' sing an' dance fer years, ye've
got t' romp an' play,

An' learn t' love the things ye have by usin'
'em each day;

Even the roses 'round the porch must blos-
som year by year

Afore they 'come a part o' ye, suggestin'
someone dear

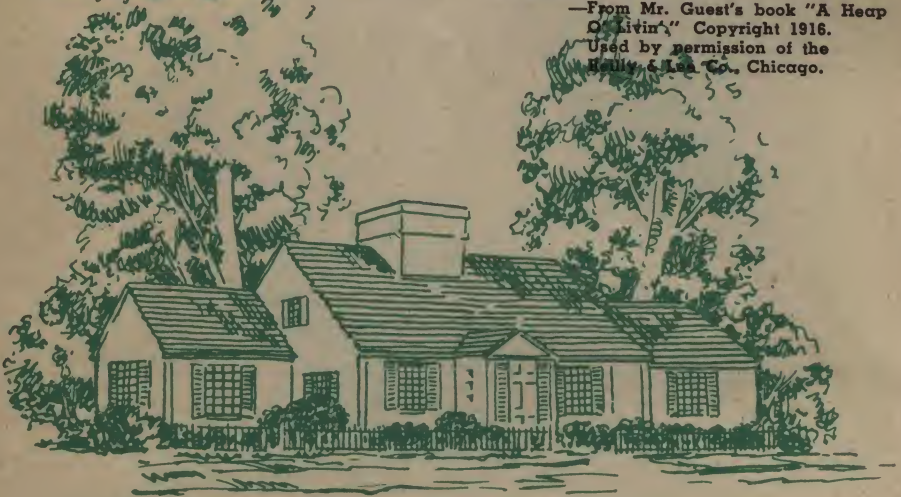
Who used t' love 'em long ago, an' trained
'em jis' t' run

The way they do, so's they would get the
early mornin' sun;

Ye've got t' love each brick an' stone from
cellar up t' dome;

It takes a heap o' livin' in a house t' make
it home.

—From Mr. Guest's book "A Heap
O' Livin'." Copyright 1916.
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Foreword

This little book can save you money, trouble, disappointments and heartaches. It can help you have the home you dream about.

Remember you are buying or building a home—a place in which you and your family will live and spend the largest number of your hours. Don't build or buy a "crate," a "machine for living." This is probably the largest and most important investment you will ever make for yourself. So make it the kind of home that will mellow and grow old gracefully with your family.

This book embodies the experience of many thousands of people and, if you will follow the advice given, you will profit by this experience. It was written by the publishers of PRACTICAL BUILDER, a magazine read by the nation's leading contractor builders. The authors have nothing to sell to you, no materials, no equipment, no plans, and the ideas set forth here are, therefore, wholly impartial and unbiased.

There is no more mystery about building than there is about dress-making or furniture manufacturing. If you have a dressmaker sew a dress for you, or a tailor make a suit, or an upholsterer rebuild your furniture, you follow a certain procedure. First you select a competent expert, you tell him what colors, what fabrics, what quality you want. From that point on, you must trust the expert. You could not, if you would, tell him how to sew a seam or tie springs. If you buy a ready-made suit, your guarantee of quality and workmanship lies in the reputation of the maker. Building is no different.

Put yourself in the hands of reliable experts, pay an honest price and you will get honest workmanship.

But, just as in tailoring a suit, there are some things on which you, the owner, must decide. In this book we will tell you what those things are and what you should watch for, so that, whether you build or whether you buy, you will acquire the home you have dreamed of and in which you will be happy.

THE AUTHORS

PREFACE

In reading this booklet, you will undoubtedly be impressed with its brevity. During these busy days, conservation of words and paper was very much in the authors' minds. An enormous amount of extra time and effort was devoted to this purpose. Therefore, in reading this treatise, the reader should bear in mind the old saying, "Good things come in small packages." Don't minimize the booklet's brevity. Instead, study each sentence carefully, and when in doubt read over again until its real significance is understood. This is really a text book to save you heartaches and headaches. Its authors have a combined experience in this field of many hundreds of years. Not often do publishers have an opportunity to present so broad a subject in a nutshell. We wish you every pleasure, comfort and abundant good health in your new home.

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CHAPTER I

How Much Should the Home Cost?

IN BUILDING or buying a house, as in everything you buy, the most important decision to make is, "How much money do you want to spend?"

When you judge the price of a house, remember that the old yardstick of evaluating a house by the number of rooms it has is no longer valid. Two houses exactly alike in plan and appearance may be wide apart in price. The difference is to be found in the comforts, conveniences, equipment and built-in features. Like the difference between the Standard and the DeLuxe model Chevrolets. They're basically the same car, and they'll both carry 5 passengers, but there's a great difference in the appointments.

Under today's lending systems, the cost of the house and lot is usually kept down to a maximum of $2\frac{1}{2}$ times the annual income of the borrower. Thus, if you are earning \$4,000 per year, you could have a house and lot costing \$10,000. If your earnings average \$2,500, you could finance a house and lot costing about \$6,250. As a general rule, the cost of the lot should not

allows a 25-year mortgage on a house and lot costing less than \$6,000.

DOWN PAYMENT NEEDED

In figuring the amount of money you will need, you can safely plan on the following basis: For a house and lot costing \$6,000 or less, you will need 10% cash for a down payment; over \$6,000 and less than \$10,000 takes 10% on the first \$6,000 and 20% on the balance; over \$10,000 takes 20% of the entire cost.

Thus, for a house costing \$6,000, built on a lot worth \$800, a total of \$6,800, you will need \$760. That is, 10% of \$6,000, which is \$600 and 20% of \$800, which is \$160.

As to monthly payments, you can figure that each \$1,000 of your mortgage will cost you about \$8 per month for 20 years, and \$7.25 per month if your mortgage is for 25 years.

So a \$6,800 house-and-lot, with a down payment of \$760 will cost you, on a 20-year basis, about \$48 per month. This figure includes payments on the principal, interest, taxes and insurance on the property.

EQUIPMENT IN THE MORTGAGE

An important new development in home mortgages is to include home equipment in the mortgage as part of the cost of the house. This means that you can include things like a dishwasher, refrigerator, stove, home freezer, built-in furniture and, in fact, most of the equipment you need and want to operate your house at the time you buy or build it. Thus your house is complete when you move in, with this equipment financed on the easy 15 or 20 year terms of your home mortgage. So \$500 worth of equipment on the basis of 20% down and 20 years to pay would add only \$100 to your down payment and about \$3 to your monthly payments.

Be sure to look into this when you make your mortgage and find out just how much equipment you can put in on this basis. There are varying laws in different states governing what equipment may be included.

HOW TO ARRANGE FOR FINANCING

If you buy a finished house, the builder will help you arrange for financing. If you



Cost of House and Lot Should Not Exceed $2\frac{1}{2}$ Times Your Annual Income

be more than 15% of the total building costs. This is not always possible in large cities, however.

Most mortgages after the war will be written on the basis of paying off monthly over a total of 15, 20 or 25 years. If you are under 50 years of age, you will undoubtedly be able to get a 20-year mortgage. Under favorable circumstances, FHA

are going to build, you must have plans and specifications for your house and a lot picked out. The next two steps are to go to a reputable builder for a bona fide bid on your house and to a lending agency (Savings & Loan Association, bank or mortgage company).

The easiest place for you to arrange all this is with the builder, at the office of your local lumber and building material dealer, or with your financing agency. Your dealer can recommend not only a reliable builder but also the place to get your loan.

A word about FHA—the Federal Housing Administration. FHA does not lend any

against bad workmanship and materials.

The interest rate now set by FHA is $4\frac{1}{2}\%$, to which is added $\frac{1}{2}\%$ for mortgage insurance to protect the lender. (This has nothing to do with the fire insurance you must take out.) Thus, the total charge under FHA is 5%.

PREPAYMENT CLAUSE

Make sure your mortgage contains a prepayment clause. That is, the privilege of paying more than the usual monthly payment. FHA mortgages do have such clauses. At any time, you may make extra payments in the same amount as your regular monthly payments. Such extra payments cut down the number of months it takes to pay off the whole loan, and if you should be unable to meet a payment, one of your advance payments will be credited against that month.

Under FHA, if you pay off more than 20% of the balance at one time, you will be charged a penalty of 1% of the amount paid off. With some lenders, it is possible to make a mortgage with a prepayment clause that carries no penalty. Ask for it, you may very likely get it.

Another thing, if you are building a house rather than buying, is to make an agreement, if possible, with the lending agency that you are not to pay interest while the house is going up, except for money actually paid out.

GI BILL OF RIGHTS

A new law, called the GI Bill of Rights, makes it possible for all service men and women of the present war to borrow mortgage money at a maximum rate of 4%, through the facilities of the Veterans Administration. If the veteran does not have enough money for a down payment, he may borrow an additional amount at a rate not to exceed 5%. Again, the Veterans Administration does not actually lend the money, but guarantees the lender (any private agency) against loss on a part of the loan.

This law is too complicated to explain here, nor is it necessary for the home owner to know its technicalities. Just follow the same procedure as in any other case and tell the lender who is going to make your loan that you are a veteran and want a "GI Loan."

GI loans may be applied for within two years after separation from the military or naval forces, or two years after the termination of the war, whichever is the later date, but in no event more than five years after the termination of the war.



Your Builder, Lumber and Building Material Dealer, or Lender, Can Tell You About the GI Bill of Rights

money, but only insures the loan you make so that the party who lends the money will not lose if the borrower defaults.

FHA will work with practically any recognized lending agency, but there is no law that compels either the borrower or the lender to operate under FHA. Many lenders, particularly savings and loan associations, are glad to make loans independent of FHA and on the same monthly installment, long-term basis. If you have the money for a down payment larger than the minimum, you might get even more favorable interest rates than FHA prescribes. By all means try it.

FHA has minimum construction standards on which it insists to protect the loan, but in the vast majority of cases builders build better than these minimums.

Such agencies as Savings and Loan Associations also have minimum standards, as well as inspection service while the house is being built, protecting the home owner



Typical Ranch House Type for Large Lot

CHAPTER II

What Kind of House?

IN DECIDING on what kind of house you want, there is one primary consideration you should keep in mind.

Plan your home from the inside, not the outside. For example, if you decide that you want a Cape Cod or New England Colonial, certain features like room arrangement, location, size and style of windows, location of fireplace, and so on, will largely be determined by the necessity of conforming to a predetermined exterior.

In the modern house, rooms, windows and so forth are planned for the best arrangement and then an attractive exterior is designed to fit the plan. By modern, we do not mean one of those funny looking, barn-like "modernistic" structures. The so-called ranch house—that long, close-to-the-ground, low-pitched-roof

house is definitely a modern type. There are many other beautiful moderns.

Whether your house will be modern or period style is one of those questions which you must decide. Modern gives you more freedom in design. On the other hand, practical interiors can be and have been worked out in period styles.

We show here a number of home exteriors which can be classified as definite types.

If you are the kind of person who has his clothes made to order and insists on complete originality, by all means engage an architect. He will be a great help in getting what you want.

So far as the structural features of a house are concerned, you may safely leave this to your builder. He knows materials,



One-Story Houses Growing More Popular

he knows construction and he knows the requirements of building codes. The easiest way to check on a builder is to ask the people for whom he has built houses.

A word about prefabrication. Since this is really a method of building, there is no need to discuss it here. However, what we say here with respect to home design, planning, materials and equipment applies equally to prefabricated and conventionally built houses. As a prospective home owner, you are much more concerned with what the finished product will look like and will do for you than in the method used to erect it.

Your lot and the community in which you are planning to live will have an important influence on the kind of house you build or buy.

The long, low, rambling ranch house



Simple Cape Cod Type

stretching out for 75 or 100 feet simply is not practical on a 40-foot lot with close neighbors. At the same time, the severe formality of a Regency would be out of place in a country section where lots are large and heavily wooded.

Speaking generally, it is the houses that have simple lines and good "balance" that appeal, year in and year out, and have the best resale values. It is for that reason that Colonials and Cape Cods are so popular



New England Colonial

today. Avoid the bizarre, the odd looking, the "cut-up" house. No one would think of building today one of those "Gay Nineties" houses with the carved wood window casings, the wooden icicles hanging from the eaves and utterly ridiculous cupola at the peak of the mansard roof. Yet a Colonial house might be 300 years old and still be in perfect style and good taste.

Most of the modernistic houses will go out of style, like the Gay Nineties or imitation Spanish house, in a short while. Yet a good modern house with simple lines, well-balanced design, large window areas and low-pitched roof will always be in good taste. The thing that makes a house modern is its room arrangement, equipment and living features, not whether or not it has a flat roof.

ONE STORY OR TWO STORY?

At the present time there is a decided trend toward one-story houses and there is much to be said for them, particularly on larger lots. There is a general impression that the same amount of living space in the two-story house costs less to build than in a house that is all on one floor. True, there is less roof and less foundation area needed in a two-story house, but the cost and floor area of the stairway and the extra cost of labor in building the second floor is usually great enough to make a one-story house cheaper until the floor area of the house



Good Modern Architecture Is Here to Stay



Story-and-a-Half House

exceeds 1,000 square feet. On the other hand, the second floor of a two-story house costs a little less to heat than a wing on the ground.

The chief advantages of the one-story are that it is usually better looking, it saves the labor and effort of going up and down stairs, and, with no stairway in the house, a clean-cut, more streamlined and open floor plan can be worked out. It looks larger, also, than a two-story house.

It's much harder to find a good-looking, small, two-story house. Too often they have a "boxy" look. There is a satisfactory compromise which combines the economy of a two-story house with the good looks of the bungalow. That is the story and a half, in which the second floor is directly under the roof, lighted through dormers.

This is a good house for expansion also. Young couples without children can leave the upstairs unfinished until needed.

One way of bringing the height of the two-story house down is to bring the first floor as close to the ground as possible. Basement windows are then sunk below ground level, with the ground held away by a semi-circle of corrugated iron or concrete, called an area way. The ground level, or grade, should not be higher than 8 inches below the top of the foundation.

BASEMENT OR NO BASEMENT

There has been more argument on this question than it deserves. Here are a few simple facts that will help you make up your

mind. Bear in mind that you can build a good house with or without a basement.

The chief advantage of a basement is that it is the cheapest way to get more space in a house. Without a basement, such utilities as the furnace must be provided for above ground, and this increases the area of your house. A part basement, no bigger than enough to accommodate your furnace and fuel storage, will save you money. Yet, if your basement gets up to one-half the area of your house, there will be little if any saving over a full basement.

If the basement has ample window area allowing for liberal ventilation, it should not be damp.

On the other side of the question, if your budget allows for sufficient utility area above the ground and carefully planned as part of the house, it will give you more satisfaction and save the labor of running up and down stairs. Since the basementless house covers more area, it generally looks more imposing and this is a factor in its resale value. More and more women are finding that well-planned and equipped utility rooms on the



Basement Areaways

ground floor add enormously to the comfort and convenience of modern living. This subject is discussed in detail in Chapter III.

OPEN PLAN IDEA

More and more houses are being designed on the "open" plan idea. Another way of expressing this would be to say that rooms are planned to do double duty and partitions are kept to the minimum. Best example of this is the living room with dining space included, instead of the conventional separate dining room. What this means is that you



2-Story House with Basement Windows Above Ground



Same House with Basement Areaways Looks and Is Lower

get greater living area in the living room since the two spaces flow together. At the same time, less space is planned for dining because it's part of the living room. This saves a great deal of money and means actually less labor for the housewife.

Putting a breakfast room or dining space into the kitchen is another such example. Some house designers go so far as to make kitchen, dining and living room one big space with folding partitions, the fireplace, planting space, bookcases, etc., to take the place of fixed partitions.

Still another example is the dual purpose bath, explained in the chapter on bathrooms.

Don't be afraid of modern ideas in room planning. If you want the kitchen in the front of the house and the living room in the back, overlooking your garden, there is no reason why you shouldn't. This is not only a matter of taste, but involves such considerations as where your neighbors' houses are located, the size of your lot and so on.

MATERIALS

We advocate a strongly built house with good materials—one that can be added to or taken away from. A flimsy house will need repairs before a few years pass. A good,



Avoid Cut-Up Houses and "Gingerbread"

well-built house, outside of painting, should be entirely free from upkeep for the first ten years. Better build a little less and build well. The better you build, the larger in proportion will be your asset when you are ready to sell or trade it.

Right here we would like to settle one question. Houses today are built much better than they used to be. We are using better methods of building, and we have new and better materials than were available only a few years ago. Hardly any of the old houses some people admire so much would pass a modern building code or the standards of today's lending agency.

What are good materials? What is a well-built house?

The best answer you can find to these questions is to pick a reliable builder. He



Two-Story Modern

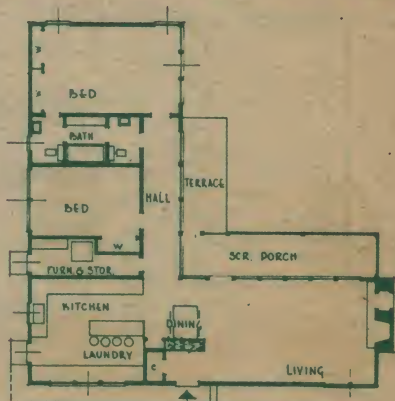
has a reputation to maintain and will not jeopardize it by shoddy building.

You've heard a lot about new and modern materials and there will undoubtedly be some. Don't hesitate to ask your builder "what's new." The lumber and building material dealer is also a good source of information. In fact, he won't mind at all if you use his place as a showroom in which to see the materials, new or old, that go into your house.

In general, the materials used will be pretty much the same, particularly for the outside of the house. Don't expect poured plastic houses or plastic sheets for the outside. The materials that have proven themselves over the years will be your best choice for the future. Some of the familiar materials are available in new form. Plywood sheets that withstand weather, for instance, and certain types of building boards.

INSULATION

The biggest change that has come about in the structural part of the house is insulation. This is a must in every house, no matter how small or how little you want to spend. Insulation saves so much in fuel



Modern "Open Plan." Note Combination Kitchen-Laundry and Departmentized Bath

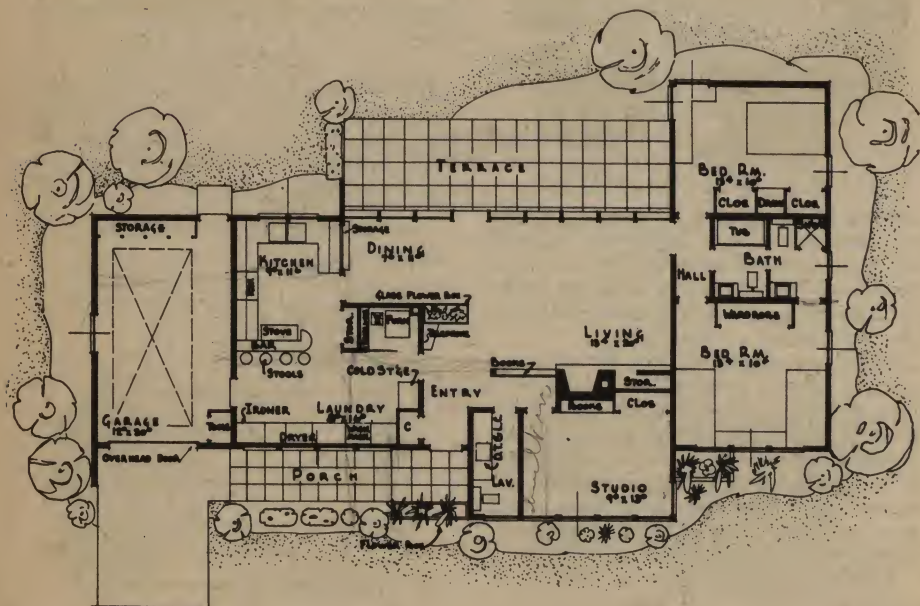
bills and adds so much to comfort that you can't afford not to have an adequate insulating job.

There are a great many different kinds of insulation made by reliable companies, and the insulating value of each has been scientifically determined so that your builder can know exactly how to evaluate them.

One point about wall insulation that is well to remember is that it is important not only for the heat loss it stops but, by keeping the inside of the wall warmer, you yourself are more comfortable. Your body loses heat less rapidly to a warm wall than a cold one. Sometimes forgotten is the neces-

sity of insulating such areas as the floor over an unheated garage, a breezeway or a porch.

While practically all houses, a few years ago, were finished inside with plaster, you now have a choice between plaster and dry wall. The latter involves the use of some type of board construction. It may be gypsum board, composition, plywood or wood paneling. Some of the board materials need no finishing, others may be painted or papered just like plaster. Plaster is not "out of date," however, and many people prefer it. Ask your builder about so-called "floating" wall construction. It minimizes cracks.



Modern Open Plan House with Studio Room, Planned Laundry and Departmentized Bath.
Front Elevation Above



Bad Modern Design



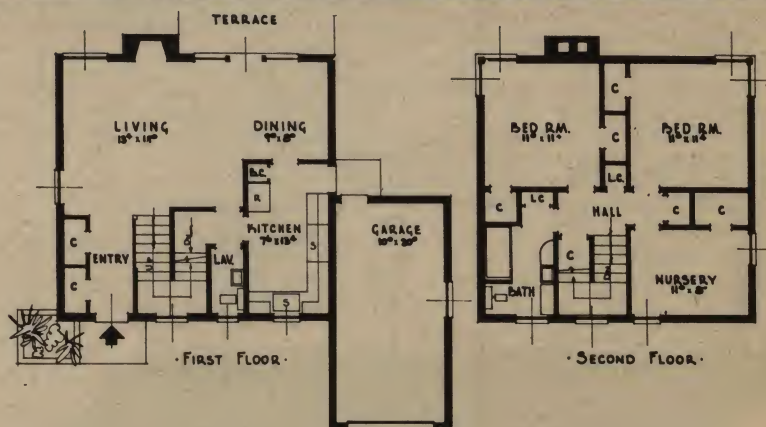
Bad Modern Design

Beautiful wood interior finishes can be obtained in hardwood plywood. Practically any kind of wood finish is now made in plywood—mahogany, birch, walnut, satinwood—literally dozens of kinds are available. Their cost is higher than conventional finishes like paint or wallpaper, but usually less than solid wood of the same kind.

For floors in living room and bedrooms, hardwood, and especially oak is still popu-

lar. It is possible also to obtain hardwood in patterns like herringbone, checkerboard and other styles. This is a matter of taste.

Other types of floors are often used, of course. There's asphalt or rubber tile, which, like linoleum, are water resistant and pretty much scuff-proof. These materials can be used either over wood or directly on concrete. If the latter, a waterproof adhesive should be used.



A 2-Story Home with Conventional Exterior on a Modern Plan Arrangement

CHAPTER III

The Kitchen, Laundry and Studio Room

MORE THOUGHT and effort has been put into the kitchen than all the rest of the house put together. Research, experiment and planning running into the millions of dollars have been done by manufacturers, not only to make their equipment better but to make the kitchen itself more efficient, more convenient, more useful. The result is that the smallest houses now have finer kitchens than the expensive house of 20 years ago.

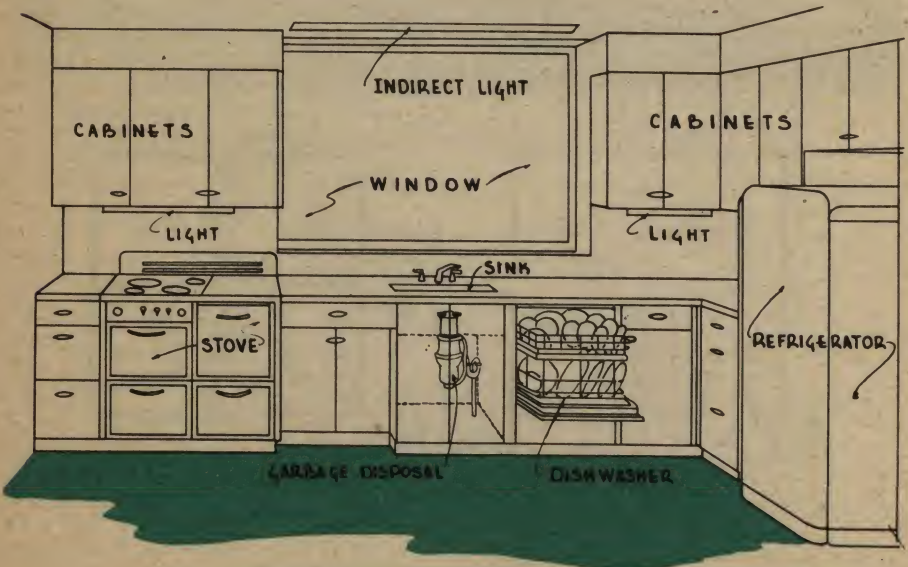
There are a number of companies today who will actually plan your kitchen for you. You need only send a sketch giving the room dimensions, location of windows and doors and so on. Your builder or local lumber and building material dealer can give you the names of these companies and probably will be able to handle the whole matter for you.

Whether you build or whether you buy, the chances are the kitchen will probably appear small, especially if you are accustomed to the large kitchens of older houses.

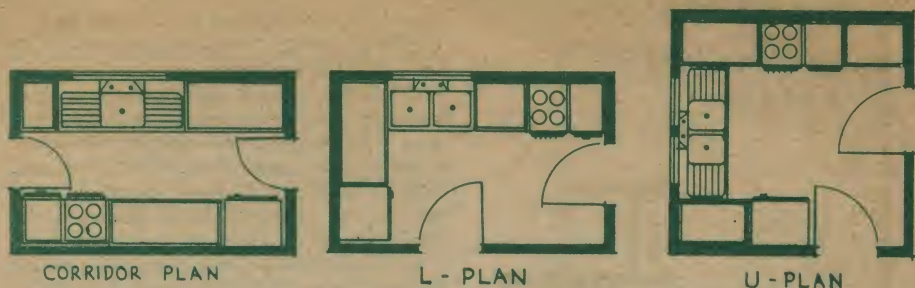
But don't let this worry you. Kitchens nowadays are deliberately planned to be no larger than necessary to be an efficient household workshop. Large kitchens make more work, mean more steps for the housewife and are less efficient.

The reason they were large years ago is because people wanted eating space in the kitchen for their large families, using the dining room only on formal occasions. This was, and is, a good idea, but it is taken care of now by a "dining area," sometimes called breakfast room, planned to be a part of the kitchen and yet not interfere with its efficiency. This is a feature you should look for in your new house.

One thing to keep in mind here is that a fixed table with seats built into the wall around it is not as convenient as an arrangement which allows free access to and from any part of the table. There are dozens of variations of the breakfast room idea. Where there is no room for anything more, a "snack bar" is sometimes built in. This



Fully Equipped Kitchen. See Plan in Adjacent Column



Three Basic Kitchen Plans

may be a table which folds against the wall when not in use, with similar disappearing seats alongside. Many, many other ideas are possible.

ONLY THREE BASIC KITCHEN PLANS

Basically, there are only three kitchen plans, the U, the L and the corridor shape. The plan of the house usually determines the shape of the kitchen, and any of these lend themselves to efficient layout. The corridor is least desirable, because it usually means a lot of through traffic in the kitchen.

Most important of all in the modern kitchen is the equipment. There are new and wonderful things available, and you should look for them in your new home. There are many devices, gadgets, contraptions that have been written and talked about which you should not expect. But everything that goes into your new kitchen will be better than it was, and you'll find many new things there.

Here are some of the things you can look for, though whether or not all of them will be there will depend pretty much on the price of house you are thinking about.

MODERN KITCHEN EQUIPMENT

The stove will be automatic in operation. This means that you can prepare the meal, place it in the oven, set the clock to start

whenever you want and for how long you want the stove to operate.

The refrigerator will be larger and will have greater capacity to freeze things more rapidly. Some will be built with the conventional door, and others will be made with drawers that can be pulled out. All of them will operate more cheaply and will have non-poisonous refrigerating gas.

Home freezer units to fit the kitchen will be available, and in these you can keep fresh not only meats but berries, vegetables and other fruits. These will either be built or fitted into your kitchen so they will become a part of it. In more elaborate installations, a walk-in home freezer will be built, either in the basement or perhaps as part of the utility room off the kitchen, if there is space in the house above ground.

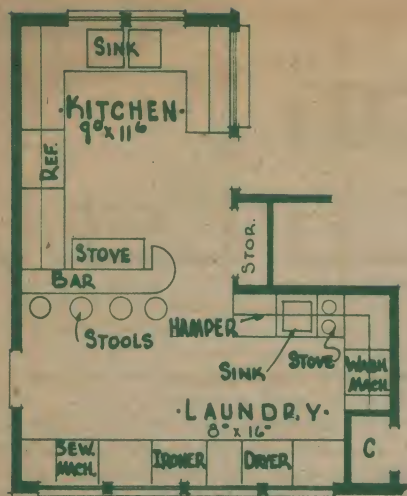
The sink will probably not be much different than you are accustomed to. It may be a double sink with swinging faucets, or one large bowl with drain board. It may have a pull-out hose with sprinkler nozzle, if you like. Some sinks may be equipped with knee or foot levers instead of faucets. In such things you must exercise your own judgment, since there are advantages and disadvantages on both sides. Take the foot-pedal, for example. They are convenient to operate and they leave the hands free to work in the sink. On the other hand, they are within reach of small children, and this might be considered an objection.

Your sink will probably be made of sheet steel covered with porcelain enamel, enameled cast iron, stainless metal or vitreous china. A good idea is to make sure the maker of the sink is a reliable company. Your builder also can give you valuable help here, since he is thoroughly familiar with quality materials.

A feature you will want in the sink is the Disposall, or built-in garbage grinder. It will handle such things as chicken bones,



Plan for Kitchen Shown at Left



Fully Equipped Laundry Adjacent to Kitchen

but not heavy bones, tin, glass or paper containers. With this device, the left-overs from plates and pots are scraped into the sink, flushed down the drain into the Disposall and forgotten. Vegetables are peeled or scraped in the sink and similarly disposed of.

Alongside the sink you will want a dishwasher. In the past, housewives have not always looked with favor on dishwashers. A good, modern machine, however, is a great labor saver. It is necessary to have a good supply of hot water, at least 140 degrees. With one of these dishwashers, you stack the dishes in the machine, after scraping off the excess food, push a button and from there on the machine does the rest. By an automatic arrangement, the machine first scours the dishes, next washes them and finally rinses them. They will dry right in the dishwasher, and you can leave them there until the next meal.

Other things to keep in mind are a built-in ventilating fan to keep you cool and remove cooking odors quickly; space for a writing desk or kitchen office, a bulletin board for the family, a telephone extension.

STORAGE SPACE

So much for the equipment. There are some other things you should look for in your kitchen. Such things as storage space. Are there enough cabinets? If not, is it possible to put in more? A good rule of thumb for the amount of cabinet space necessary is: Add three to the number of bedrooms in the house and multiply by six. This will give you the number of lineal feet of 12" wide shelving required. In a three-bedroom

house, this would figure out to 36 feet, 3 plus 3 times 6. For this house there should be 6 to 7½ lineal feet of base cabinets, not counting the sink. If there is room in your kitchen for more than this, by all means put it in. You can't have too much storage space. If there is no utility room off the kitchen, look for such things as a place to store brooms and mops, a built-in ironing board with convenient electrical outlet.

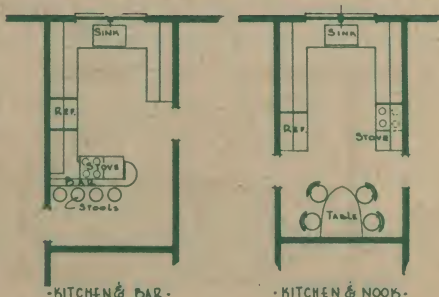
Lighting is another important consideration in the kitchen. This is covered in Chapter III, Lighting and Wiring.

If your budget is limited, you may wonder how you can afford all of these different appliances. Under the modern mortgage, much of the equipment mentioned may be considered part of the house, paid for like the rest of the house with a down payment and the balance stretched out over the full mortgage period. Check with your lending agency to see how much you can include; it varies in different states. A stove, refrigerator, automatic cycle dishwasher and Disposall cost, prewar, about \$650. The down payment on these in a house costing less than \$10,000 would be about \$125, and the additional monthly payments about \$4 per month. To buy this same equipment after the house is built on the usual installment basis would cost about \$23 per month for 30 months.

THE LAUNDRY

Unquestionably, the best place for a laundry, whether your house has a basement or not, is next to the kitchen or incorporated in it. A laundry can also be planned as part of a guest room, the utility room or elsewhere where the 8 to 10 lineal feet of wall space can be found. If this sounds odd remember that the modern laundry does away with the need of handling water and is much less messy than the kitchen.

In the old houses, if we thought of the



Kitchen with Dining Spaces

laundry at all, we got a picture in our minds of twin stationary tubs in the basement and that is all. The modern laundry is vastly different. The fully equipped laundry contains at least four pieces of equipment, the automatic cycle washing machine which washes and damp dries, an electric or gas clothes dryer, an ironer, a built-in ironing board. With this type of laundry, stationary tubs are not necessary, but if your laundry is not adjacent to the kitchen, it is wise to include a hot plate and sink.

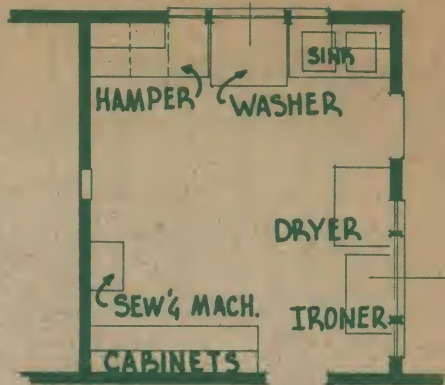
Be sure there is enough space around the ironer for a chair and a place to put freshly ironed clothes. Adequate electrical outlets should be provided, since you will probably want a place to plug in the radio and maybe an electric fan on hot days. A built-in ventilating fan is good to take the dampness out of the room and provide clean, fresh air.

Besides a center ceiling light, you can have tubular lamps over the ironer and the ironing board.

Be sure there is storage space in your laundry, or at least the opportunity to add such space later. Kitchen type cabinets will serve nicely for soap and other laundry supplies. A tall cabinet for mops and brooms will also be useful.

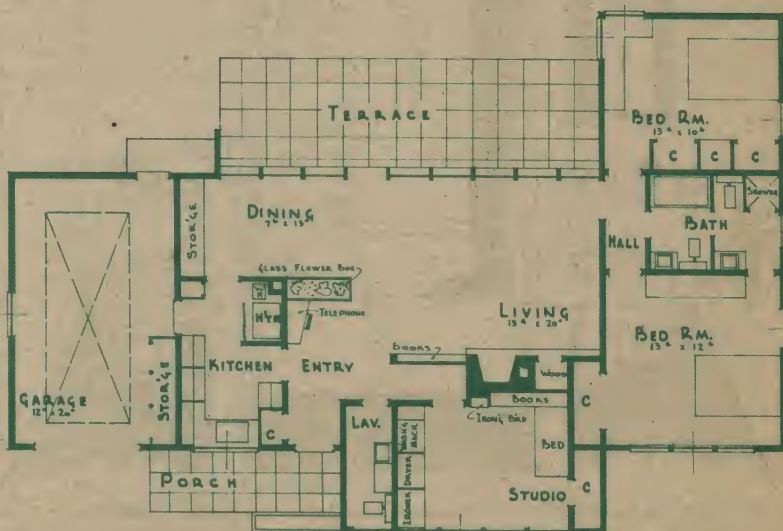
STUDIO ROOM

In the 10 and 12-room houses of 30 years ago there was always a room somewhere

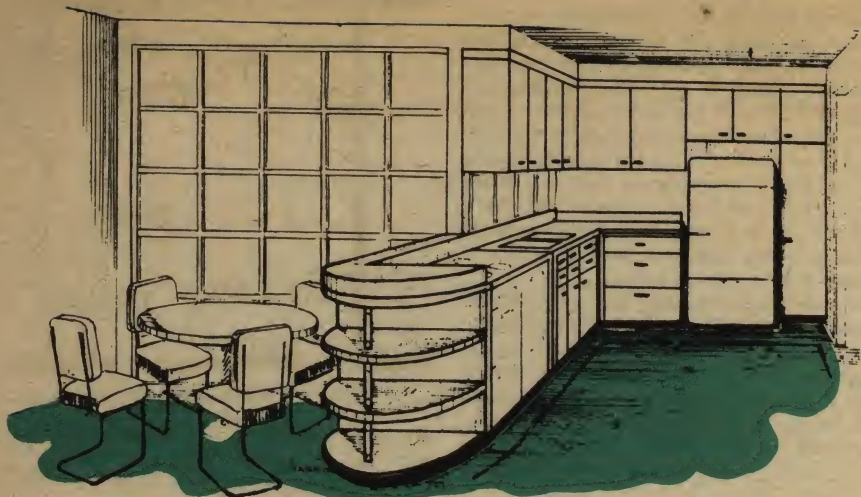


Planned Laundry and Studio Room

that was used as a general purpose work room for sewing or ironing, or any of the many tasks that leave a room in messy condition. Women find that they want such a room now more than ever. It is a great advantage in that it provides a place where household jobs can be done without disturbing, cluttering or dirtying other rooms. When the work is done, you need only close the door, no bother about "straightening up" the house for visitors or Aunt Minnie. It's a great place for small children to play, keeping them where they can't do much damage and under mother's watchful eye, too. This room often can double as a guest room.



This Floor Plan Shows Laundry as Part of Studio Room. Also Shows Departmentized Bath



Suggested Kitchen and Dining Area Arrangement

It need not be a large room, and can often be combined with the laundry or the heater room in the basementless house.

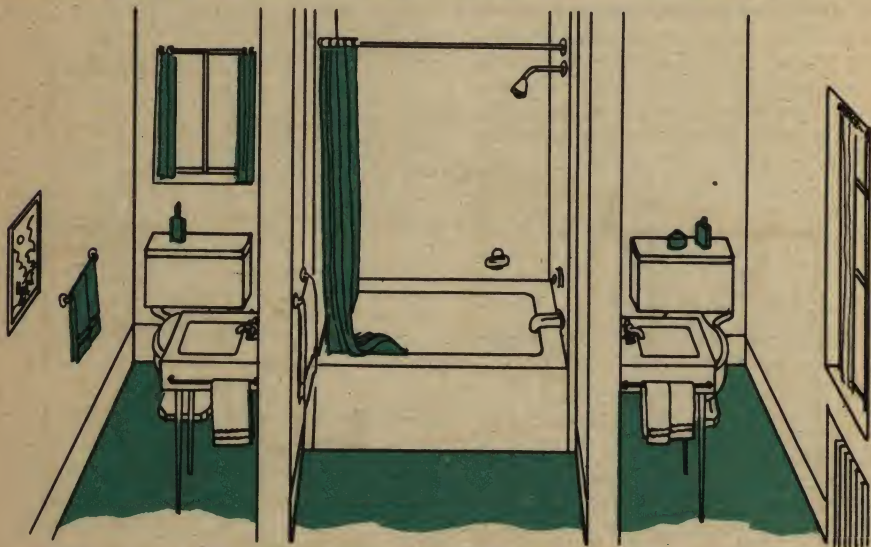
It's a feature that well repays its cost.

FLOORS AND WORK TABLE TOPS

Floors of the kitchen, laundry and studio room should be of a material that will clean easily with soap and water—linoleum, asphalt, rubber or ceramic tile or such ma-

terials. A good idea is to have the base-board rounded so that the floor material can be brought up a few inches on the wall. This makes an ideal splash or mop base.

These materials are also used for the tops of base cabinets. A variety of other materials could be used, but whatever it is make sure it is resistant to soap and water, grease, fruit acids and the like.



Newest Thing in Bathrooms Is the Departmentized Bath, One Example of Which Is Shown Here. It Takes Less Space and Is Less Costly, But Gives Virtually 2-Bath Efficiency. See Plan on Opposite Page.

CHAPTER IV

The Bathroom

SANITARYWARE manufacturers who have made a study of bathrooms and bathroom arrangements say there are only six basic types of bathrooms. They are shown here.

Not included in these six is a new idea, the so-called dual-purpose or departmentized bath.

For those who want two-bathroom efficiency as nearly as possible without the cost of two complete baths, it is possible to have a departmentized bath which is an arrangement whereby, for example, the toilet and one lavatory is located in part of the room and the bathtub and another lavatory on the other side of a partition. Thus dad could be using one lavatory for shaving while junior is washing his face at the other. In its simplest form the departmentized bath puts the toilet in a cubby hole of its own.

Infinite variations of this idea of obtaining greater utility from the bathroom, merely by adding a partition and one more fixture, are possible.

Where you have a shower cabinet built into the bathroom, this can be planned to fit in with the double purpose idea. For example, a shower, toilet and lavatory planned to fit in with the double purpose idea, would be one department, a bath, toilet and lavatory another department. By careful arrangement, backing up some fix-



Six Basic Bathroom Types

tures, two bathroom efficiency of this kind is less costly than two separate baths.

Still another idea that is sure to grow more popular is the dental lavatory, the small bowl made expressly for scrubbing the teeth. This is particularly good for small children.

Right here we want to give you a valuable tip. If your house is two story and the upstairs is being left unfinished consider the advisability of planning space for an upstairs bath and having the plumbing "roughed in." This means installing the necessary piping so that when you later finish the upstairs, putting in the second bath is a simple matter. It is very costly to put in piping after a house is finished,



Two Examples of Departmentized Bathrooms

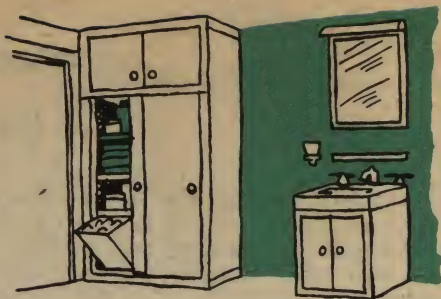
Sketch of Bathroom Plan at Left is Shown on Opposite Page.

but does not cost much to do it while it is being built.

If your house has a basement you will never regret putting a toilet there.

Where the bathroom is located between two bedrooms, entrance from both may be arranged. This takes space and is something of a nuisance due to the necessity of latching and unlatching two doors, but it does make the bathroom more convenient.

Regarding the fixtures themselves, these will not vary much from the basic designs made just before the war. You will want a built-in tub, preferably with either a built-in seat or a wide front that can be used as a seat. If your bathroom has no separate shower cabinet, your bathtub should be equipped with shower. In fact, this is a good idea in any case and costs so little. Make sure, too, that there are convenient "grabs," one low for tubbing and one high for the shower. These can be a part of



Storage Space Possibilities in the Bath

Be sure the bathroom has ample towel bar capacity, that it has an outlet for an electric shaver close to a mirror and that it has as much storage capacity as possible for the soap, towels, toilet paper, etc., that are always being used up.

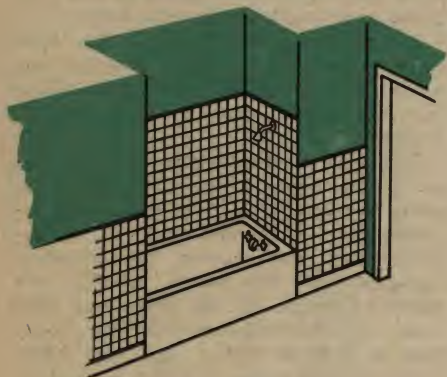
STORAGE SPACE IN BATHROOM

The newest trend for storage space is the use of cabinets similar to the kitchen cabinets. Where space allows, a linen closet is useful, but very often this is placed outside the bath, since it is used for storing other things than those used only in the bathroom. A medicine cabinet is a necessity, of course, and there is no reason why you can not have two of them if you want. Nevertheless, the well-equipped bathroom will have other, more capacious storage space, and the cheapest way to get it is through the use of wall cabinets. More and more builders are also enclosing the space beneath the lavatory. This not only gives storage space, but improves the appearance of the bathroom by hiding the plumbing connections.

Two very useful devices in the bathroom are a built-in ventilating fan to remove odors and dampness and a built-in electric auxiliary heating unit.

Other important angles are windows and lighting. These are discussed in Chapters VI and VII.

Walls and floors in the bathroom must stand up under much more severe conditions than in other rooms, and therefore materials should be selected with care. Linoleum, ceramic tile, rubber or asphalt tile are good materials for floors. Linoleum, ceramic or glass tile, rubber, plastic finished sheets may be used for walls. They are usually not carried up higher than four feet from the floor except over the tub and in the shower cabinet. In the former, the best practice is to put the wall covering to the ceiling or at least above the water line



Tile, Tile Board, or Linoleum Should Run at Least Four Feet Above the Tub

the soap dish, or you may want a vertical rod which provides a continuous grab rail. The shower head should be adjustable vertically to fit people of different heights.

The tub may be either cast iron or sheet steel, porcelain enameled. If the former, good practice requires that the tub be hung on tub hangers to prevent cracks from developing around it.

There are many varieties and sizes of both tubs and lavatories. They vary in cost to suit your purse. Lavatories are usually vitreous china or porcelain enameled either on sheet steel or cast iron.

In selecting fixtures, the price is as good an indicator of the quality of the material as you can get. Colored fixtures cost 25 to 30% more than white.



Storage Cabinets Above the Toilet

about six feet from the floor. The shower cabinet should be entirely lined.

Above the tile or linoleum line, a waterproof plaster known as Keene's cement is generally used. This may be painted or covered with a waterproof wallpaper.

Less costly than the materials mentioned for the walls are tile boards, scored in squares to resemble tile or in large un-scored sheets and painted with enamel in any desired color.



Bathroom Idea with Dressing Table and Cabinets Built Around Lavatory. Note Glass Shelving, Ventilated Clothes Hamper and Linen Storage

CHAPTER VI

Windows



Picture Window in Bedroom

LITTLE thought and attention was given to windows 15 years ago, but now they have become one of the major factors contributing to the pleasure and enjoyment of modern living.

There is nothing that cheers up a room so much as large window areas that seem to bring the outdoors right into the house. In the old days, large window areas would have meant discomfort and high fuel costs in winter. But due to the engineering and research work done by glass companies, window manufacturers and the furnace manufacturers in the development of more efficient heating systems, it is perfectly possible to enjoy the pleasure of big windows without penalty in comfort. In fact, it is even possible to make windows work for you in heating your house in winter. All windows should be equipped with weatherstrips and storm sash. The money this costs comes back quickly as fuel saving to say nothing of greater comfort.

When Colonial, Cape Cod and the other northern styles of architecture were developed, there were no heating systems except fireplaces. Keeping warm was a real problem, and windows aggravated it. Glass was expensive and poor in quality and weatherstripping was unknown. Thus these old houses invariably had small windows.

The desire for large window areas has prompted many a builder and home owner to get away from Colonial and Cape Cod architecture, since it is difficult to design these with big glass areas, picture windows and so on and still retain the beauty of their basic design. So more and more people are going to modern (not modernistic) architecture.

MANY TYPES OF WINDOWS

There are literally hundreds of good, well-engineered and well-made windows on

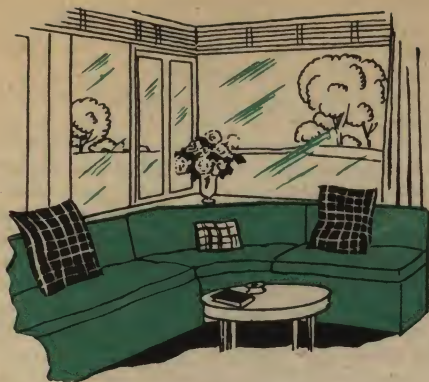


Picture Windows Should Picture the Outdoors Standing or Sitting

the market. You can have casement windows which open like doors, double-hung windows which move up and down, horizontal sliding windows or awning type which swing outward or inward. These are all good windows, but some manufacturers incorporate special devices in double-hung and sliding windows to make them operate



Four Types of Windows: Sliding, Projected or Awning, Double Hung, Casement



Picture Window Over Built-In Lounge

easily under all conditions and to fit more tightly. Sometimes weatherstrips are built in, but in any case the finished job in your house should be equipped with them if you live in a northern climate.

Big windows should be fixed in place as part of the house. You can have almost any amount of window area and even very large windows are available in stock sizes. Curved bays usually must be specially made.

PICTURE WINDOWS

Picture windows are placed, as the name implies, at a point where there is a pretty outside view. They are usually though not necessarily of plate glass in one big sheet with no muntins (cross bars) to break the "picture."

Picture windows should be so placed that sitting or standing, the outdoor view will be "pictured" in the window. This means the window should extend from about 24 inches above the floor to near the ceiling. Don't put them lower than 10 or 12 inches from the floor to avoid the danger of accidentally putting your foot through them. This goes for other large fixed windows, also.

Where you are planning a built-in davenport or couch under a window, it should not come down below the top of the couch back.

A plate glass picture window is more expensive than a conventional window with small panes, but the big, uninterrupted surface makes cleaning easy.

INSULATING WINDOW

Recently an entirely new kind of window has been developed. It has double or triple panes sealed in the frame, with a partial vacuum between the panes. Such a window insulates more effectively than a standard

window with storm sash. It makes unnecessary the taking down and putting up of storm sash and, since the space between panes is sealed, inside areas do not get dirty nor cloudy. Water will not condense on this window in cold weather. Of course, the cost is somewhat higher than conventional window and storm sash.

A point to watch in connection with windows is their height from the floor. In most of the older houses, windows usually start so high up from the floor that much of the view is lost when sitting.

SOLAR HEATING

An important new contribution to home building made possible by modern windows is solar heating. This is based on the simple idea that the rays of the winter sun entering a closed area, like the inside of an automobile, through the windows, will warm that area. Of course, the summer sun will also heat the area, and so the house must be designed to let in the winter sun and keep out the summer sun. This is done by having wide over-hanging eaves on the south side of the house. The sketch makes clear how this operates.

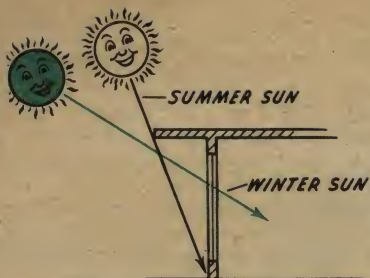
For the most perfect application of solar radiation, the house should be designed so that all rooms face south, with large window areas on that side. The new type of insulating window previously described is ideal for this purpose.

With the new heating system that controls the temperature of different areas independently (Chapter V) it is possible to use a modified form of solar heating. For example, your lot and house design may be such as to make it feasible to use solar heating only in the living room. Without separate control, the sun would warm the living room, the thermostat would not call for heat, and bedrooms, not warmed by the sun, would be cold.

There is no question that a house correctly designed for solar radiation cuts down fuel bills materially.



Storm Sash or Double Glazing Saves Heat



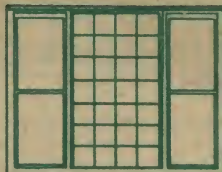
Solar Heating Lets In Winter Sun, Keeps Out Summer Sun

GLASS BLOCK

Another glass product you will want to check on is glass block. They are not a substitute for windows, since they are not transparent. But they make it possible to let in light and retain privacy where de-

sired. More than that, glass block are an integral part of the house wall and they have insulating value because the inside space is a partial vacuum.

A favorite place for their use is in bathrooms, where a panel of glass block, flanked by narrow windows for ventilation, will let in light when shades are drawn over the windows. For lighting stair wells, entrance ways, closets and numerous other places where you want light but want to retain privacy glass block serves very well.



Glass Block with Double Hung Windows Useful in Bathroom



Unusual Kitchen Window Treatment Giving Space for More Cabinets and Plenty of Light at the Same Time

CHAPTER VII

Lighting and Wiring

WE ARE fast coming into an electrical age, and it is important that your house measure up to the electrical standards of the future. Above all, this means a wiring capacity great enough not only for today's immediate needs but also for the much greater demands of the future. This is known as adequate wiring and requirements for it have been carefully worked out by the Adequate Wiring Bureau of New York. A wire is simply a pipe line for electricity. Like a water pipe, each wire can conduct only so much current. So have enough wiring capacity.

Have plenty of outlets in your new home. There should be at least one for every 12 feet of linear wall space in each room. For working spaces, you should have double outlets, over kitchen counters, breakfast room table, workshop in basement, laundry, ironing board and so on. Provide special outlets for equipment you know you're going to put in either at once or soon, such as a home



Have Duplex Receptacles Every 12 Feet

freezer, attic ventilating fan, clothes dryer, etc.

A little more expensive but ideal is the so-called plug-in strip. This runs along the baseboard and enables you to plug in anywhere along its entire length.

SILENT SWITCHES

Plenty of switches are important too, and there are available now completely silent, mercury switches that look just like spring switches. It is perfectly possible for you to have a master switch just inside the front door which will turn on a number of lights, which is pleasant when you're coming home at night to an empty house. Of course, you want two-way switches at the top and bottom of stairs, and they're a good idea, too, for any section of the house where they will avoid the necessity of walking in the dark.

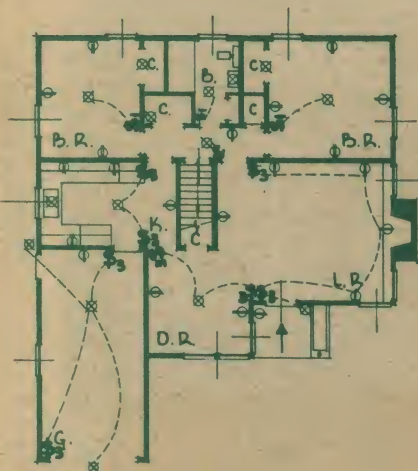
Some people are now putting master switches in their bedroom to enable them to turn on outside and some inside lights if prowlers are suspected or unexpected late company comes.

If the garage is not attached, have a two-way switch between the house and garage to turn on outside lights located either at the garage or at the house or both. It's a good idea to have one or two exterior outlets also to plug in Christmas lights and for miscellaneous uses.

Newest thing in lighting is indirect or concealed lighting provided by fluorescent tubes. These are usually built in at the ceiling line in a cove so that the lights themselves are not seen. Fluorescent lamps are cold light, are cheap to operate and give more light than any other for the amount of current consumed.

CEILING FIXTURES

If you don't have concealed lights, better

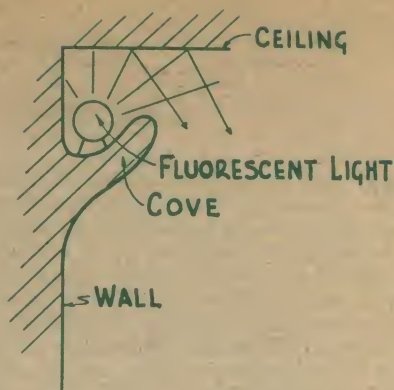


- ⊗ Light On Switch
- ⊙ Receptacle
- ⊗ Light—Pull Cord
- ⊙ Single Switch
- ⊙ 3-Way
- Dining Room Light
- Kitchen Light
- Garage and Rear Entry Lights
- Living Room Receptacles

Dotted Lines Between Switches Indicate Lights May Be Turned On or Off at Either Switch

provide for ceiling fixtures at least in the bedrooms, dining room, bath and kitchen. Even though you will have other lights, you'll find the ceiling fixture handy especially when you are giving a party. In your kitchen you will want lights directly over the sink, stove and work areas, and fluorescent tubes will do this job best. Over the work areas, they can be concealed under the cabinets. Many stoves, of course, come equipped with a light.

In the bathroom you need, in addition to a ceiling fixture, lights over the lavatory and the dressing table, if you have one. If you want, you can have a medicine chest that comes equipped with side lights and a

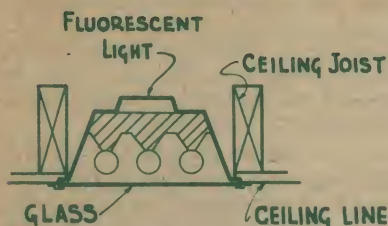


How Indirect Lighting Works

receptacle for electric shaving that are all very practical.

OTHER POSSIBILITIES

A relatively new convenience is a circuit breaker which takes the place of fuses. With this device an overload of electricity simply breaks the circuit instead of blowing a fuse. When the condition is corrected electricity again flows through the circuit. You don't need to fumble in the dark to replace a blown fuse.



Fluorescent Lights Can Be Recessed into the Ceiling to Provide a Flush Fixture



This electrical arrangement is almost an ideal for the bedroom. 1. Convenient outlet. 2. Electric heater. 3. Reading lights—pull out for use. 4. Decorative lighting—recessed panel light. 5. Master switches—control home's heat, ventilation and lights, outdoor eave lights and "burglar" light. 6. Radio—(below) convenience outlet strip. 7. Night light—near bathroom door. 8. Automatic closet lights at ceiling and floor.

CHAPTER VIII

Features That Add to Living

BUILT-INS AND CLOSETS

NOT SO VERY many years ago the house you built or bought was nothing much more than a space enclosed by walls and roof and divided into rooms by interior partitions. Everything else the owner provided in the form of furniture and equipment.

But now we have built-ins and set-ins. In the main, a built-in is a piece of furniture or some convenience which can more efficiently be fitted or designed into a house than bought separately as furniture. Not all of these need be specially built on the job, in fact, manufacturers of kitchen cabinets and other millwork more and more are getting into stock production of "built-ins."

As much as anything else in the postwar house, built-ins contribute to better living



A Double Rod Practically Doubles Closet Space

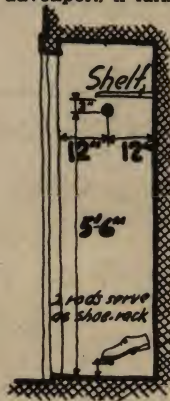
Attractive cabinets or shelf space often fit along side a major piece of furniture like a davenport, if furniture placing is planned in advance. The davenport itself may be built in.



Bedroom Closet with Fitted Drawer Space

in less space. Kitchen cabinets, for instance, are an accepted example of how your house can be made more efficient, more comfortable, more useful to you by the use of built-ins.

In the living room, the commonest example is bookcases, but there is much more that can be done. A built-in radio, in its simplest form, for instance, need be only a cabinet built as part of the bookcase with cutouts for control buttons and speaker. Cabinets can be installed alongside a projecting fireplace. Bookcases and cabinets in combination might be used to set off the dining area.



BEDROOM BUILT-INS

We've already mentioned, in the chapter on bathrooms, the possibilities for adding storage there. Equal opportunity exists in the bedrooms, particularly in connection with closets. A carefully planned closet actually has twice the utility of the old time closets fitted with no more than a coat rack.

For instance, two rods, one above the other will provide twice the storage space because it utilizes the waste space between the floor and the garment and above the rod. Such an arrangement means



Shoe and Hat Racks On Closet Door



Utilizing Space Back of Knee Walls in Attic Room

that a special place should be provided for longer garments like evening clothes and overcoats.

Shoe and hat racks of metal can be fastened to the back of the closet door.

Wide closets should have double doors either swinging or built to slide into the wall on either side or alongside each other, thus giving easy access to all parts of the closet. All closets should be at least two feet deep so that garments will hang without rubbing against walls or doors. Shallow closets can be equipped with pull-out rods. Ready-made hat racks and trousers hangers can be hung on the inside of the door.

The bedroom also offers many other opportunities for built-ins. For young children, many people prefer bunks, one above the other, to beds. Youngsters like them, and they save space.



Built-In Dressing Table

In most cases there is considerable unused wall space in bedrooms. There is every reason why such space should be used for storage area in the form of cabinets and shelving, useful for spare bedclothing as well as personal clothes. This is a more efficient, and usually cheaper, utilization of space than to fill the room with dressers, chests of drawers and the like. It also means that bedrooms can be made smaller without sacrificing livability.

Cabinet and shelf space near the beds is important also because it gives you a place for lighting, either fixed or in the form of lamps, space for a radio, books, magazines, a telephone extension and the like.

A built-in dressing table, planned for good lighting, mirrors and so on, is desirable.

In the second floor bedrooms of story-and-half houses, or in so-called attic rooms, the space back of the knee-wall ordinarily wasted, provides excellent opportunities for

storage. Drawer space, cabinets, shelves, almost any kind of storage space can be provided here at very low cost and no sacrifice in space.

The opportunity for built-ins or set-ins is limited only by the imagination and by your willingness to break with conventional furniture. In most cases, such built-ins are more efficient than the furniture they replace, use less space and cost less money.

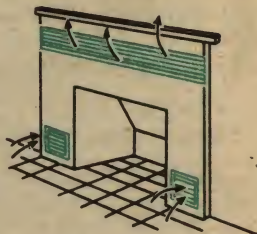


Utilizing Bedroom Wall Space for Storage Cabinets

FIREPLACES

Practically all except the smallest new houses will have fireplaces. By making this a circulating unit, the fireplace can become useful as well as ornamental.

A circulating fireplace is a special metal unit in which the air behind the metal sides and back is heated and circulated by convection through grills above or to the sides of the fireplace. Cold air enters through grills near the floor, is heated and re-enters the room through the top grills. Thus the fireplace actually becomes an auxiliary heating unit which, on cool days, will make the use of the furnace unnecessary. In some southern sections where winters are not severe, these fireplaces have been used as the main heating unit. Sometimes they are connected through duct work and a blower to other rooms.



Circulating Fireplace With Grills in Modern Design

MIRRORS

Much more than just a looking glass for applying makeup or for shaving, mirrors today are being used to perform a much greater job—that of adding to the pleasure and enjoyment of living in a house.

A living room with a large mirror at one end will make that room appear much larger because the vision is not stopped by a wall. Sometimes the space above the fireplace mantel lends itself ideally to a large mirror.



Mirror Over Fireplace

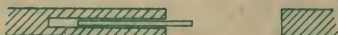
There are many ideas for the use of a mirror which will give you added pleasure. The bedroom closet door could be covered with a mirror to give you full-length vision. A large closet can be designed with two

swinging doors and a space between, all with full-length mirrors. This gives full-length front and back vision. A full length mirror in the bathroom perhaps on the door, would be useful.

Try to put a mirror somewhere in the kitchen. It will add to the housewife's morale when callers come.

SLIDING DOORS

In recent years, sliding doors have been perfected and are now being made as stock items. These are not the same as the old fashioned, heavy, sliding doors that were used chiefly to shut off the parlor on week days. They are like any other doors except that, instead of swinging on hinges, they slide into the wall. Their advantage is that they make possible greater use of room space, since swinging doors obviously need room to swing. They cannot be used everywhere because there is not always wall space enough to slide into. Very often, however, they are the answer to a difficult space problem particularly where two swinging



Sliding Doors Save Space

doors, close together, would interfere with each other.

ATTIC VENTILATING FAN

This is the best substitute for summer air conditioning you can install. These fans handle a large volume of air quietly and, by pulling the cool night air through the house, keep the inside much more comfortable in hot weather than would otherwise be possible. They are built into an attic gable, discharging air to the outside through a screened grill. The switch for operating the fan should be located at a convenient place downstairs.

Operation is very simple. In the evening, as the air outside cools off, the fan is turned on and the windows are opened.



Mirrors On Closet Doors and Space Between for Full Length Front and Back Vision

The hot air in the house is exhausted by the fan and replaced by cooler air from the outside. Gradually not only the air in the room but the walls, floors, furnishings, etc. also cool off. By keeping the windows closed during the day and shades down on the sunny side, the house stays cool all day.

In southern climates, these fans have been found particularly useful, even when the nights do not cool off. The air movement



How an Attic Fan Functions

caused by the fan helps to accelerate body evaporation and to cool the individual directly.

THE PORCH OR OUTDOOR LIVING ROOM

In the early thirties, many people suddenly decided that the porch had gone out of style and outlived its usefulness. In many a remodeling job the old porch was removed and most new houses did not have one.

Now the porch is coming back in glamorized form as an outdoor living room. We won't go back to the old front porch because, in these days of modern street traffic, it really is passe.

Number one place for the porch is off the kitchen, number two is off the living room. Best arrangement, but one not always possible, is with access to both living room and kitchen. By being handy to the kitchen, the porch can serve as an outdoor dining room, and it becomes generally more useful since, for one reason or another, one seems always

to be going to the kitchen for something. A barbecue or charcoal fireplace grill can easily be incorporated as part of the porch and, since it is mosquito and rain proof, will be the envy of those whose barbecue is outdoors.

A porch, or outdoor living area, can be planned on the living room side in such a way that, in summer, through the use of glass doors, it can be thrown open to become a part of the living room.

Often the breezeway between house and garage is enclosed to make an outdoor living room.

THE GARAGE

There is a distinct trend toward attaching the garage to the house, making it an integral part of the house design. An attached garage is undoubtedly the handiest. Since it is connected directly to the house by a door, it is not necessary to go outside when using the car. It is cheaper to build also, since one wall serves for both the garage and the house. Remember that overhead doors come in many styles and designs to match different types of architecture.

In a two-story house, the garage may be put under a bedroom wing.

A semi-detached garage is one connected to the house with what is generally called a breezeway. This is worth looking into.



Garage Attached



Same House With Screened-In Breezeway

since it is perfectly possible, by screening in the breezeway, to make an outdoor living room out of it.

Of course, a breezeway costs money, but, properly planned, it can tie house and garage together in such a way as to make even a small house look tremendous.

The garage itself should be at least 20 feet deep, preferably 22. It should be no less than 10 feet wide. The wider and deeper you make it, the more storage space you will have for garden tools, bicycles and the like.

PLUMBING AND HOT WATER

Plumbing is a complicated and technical subject. It is not necessary for you to know much about it, since building codes and sanitary laws prescribe good practice.

Hot water, however, involves the choice of equipment. There are literally dozens of different heaters available, burning any kind of fuel including electricity. An automatic water heater is the most satisfactory, since it requires no attention on your part except normal service. The best of them now have porcelain enamel lined tanks, sometimes referred to as glass lined. This material is rust and corrosion resistant.

For instant hot water, you need a circulating system which means a continuous hot water pipe system from the heater to the faucets and back to the heater. In this system the water is constantly circulating and hot water is always ready and waiting at the tap.

SEPTIC TANKS

If you have a country lot and need a septic tank, be sure the installation is adequate. Septic tank manufacturers will be glad to provide you with valuable data. Most trouble with septic tanks comes from one of two sources. Either the tank is too small or the tile disposal lines are not adequate. Remember, the less permeable the soil is, the more feet of disposal lines you

will need. If you drain only the toilets into the septic tank and provide a catch basin for the other facilities, you'll be absolutely safe. Of course, the catch basin must be cleaned out every few years.

TELEPHONE

Most people do not want the telephone in the living room. If you have a studio or all-purpose work room, that's an ideal place for it.

If you have a desk or writing space in the kitchen, that's a good place.

If you're building your house, the telephone company will be glad to work with you and it's a good idea to get them in on it

so they can run their lines while the house is being built.

Consider the advisability of extensions in the bedroom and the kitchen.

HERE ARE 32 FEATURES THAT INDICATE THE TREND OF MODERN HOMES

1. Simple lines in period or conservative modern exterior. Definite trend toward modern.
2. Designed from the inside out for modern living, with exterior to fit the desired living arrangement.
3. Planning to save work by good room arrangement. Intelligent use of materials.
4. More "open" plan, with some rooms doing double duty and more and better living in less area.
5. Planned for future additions as family grows.
6. Increased popularity of one and one-and-one-half story houses.
7. Basements where lots are small or extra storage space wanted. Toilet in basement.
8. Kitchen with dining space, adequate storage.
9. Planned laundry, with equipment properly arranged.
10. More equipment set or built in.
11. Extra bath facilities, either from extra bathroom or departmentized bathroom with extra fixtures, or both.
12. Smaller dining room or dining area incorporated in the living room.
13. Studio room for work of any kind. Doubles as guest and recreation room. Keeps rest of house clean and neat.
14. Outdoor living room. Screened and glassed-in porch for eating or sleeping or both. Built-in barbecue.
15. Garage fitted to the house, either built-in, connected with breezeway, or attached.
16. Set-ins and built-ins in all rooms to take the place or supplement furniture. Drawer space, cabinets, book cases, wood valances, venetian blinds, etc.
17. Carefully designed closets with proper space for various articles of clothing.
18. Better heating plants, with more accurate control. Solar heating, constant temperature system, radiant panel, zone control.
19. Air conditioning winter and summer. Summer cooling by refrigeration, attic fans, built-in ventilating system, kitchen and bathroom ventilating fans.
20. Complete insulation and weather protection, including double glazing.
21. Daylight engineering, using larger glass areas.
22. Mirrors to make rooms look larger; 3-way mirrors in bedrooms. "Fix-up" mirror in kitchen, full length mirror for dressing.
23. Adequate wiring to take care of future as well as present requirements.
24. Electrical conveniences like silent switches, circuit breakers, outside outlets, dual switches, master switch at entrance, adequate inside outlets.
25. Scientific lighting. Concealed tube lighting over work areas. Indirect tube lights where desired. Ceiling fixtures at least in kitchen, bath and bedrooms.
26. Acoustical treatment for bathrooms, playrooms and laundry, kitchen and noisy rooms.
27. Built-in planting spaces inside and outside of house.
28. Wood burning fireplace, circulating.
29. Linoleum, rubber, asphalt or ceramic tile for heavy traffic floors and where children play. Also for lining closets and kitchen dado (first four feet or so of walls) in better houses.
30. Better planned communities—curved streets; reduced traffic, more recreation area.
31. Larger lots.
32. Modern monthly payment mortgage, with liberal borrowing terms on refrigerator, range, home freezer, automatic washer, garbage disposal, dishwasher, kitchen, laundry and other equipment included.

Your Dollar Buys More Home Than Ever Before

Perhaps you have seen, and been worried by, statements appearing in the press from time to time, that the cost of homes is excessively high and that the home building industry has not progressed as other industries have.

These statements are not true and they are usually made either by uninformed people or by those who have axes to grind.

The truth is that building has progressed enormously since 1929. Houses built during the boom of the twenties cost more than in 1940, yet in those days homes were not insulated, had no automatic heating and air conditioning, no planned kitchens or laundries. There were none of the large windows we have today, the built-in features, the fitted closets, departmentized baths. Homes are better designed today to save labor and money. They are planned for such things as recreation rooms and outdoor living. There are many new materials and new equipment available now which was not even invented then.

When your friends compare the price of a house with that of an automobile, you might remind them that a \$1000 automobile costs about \$30 a month to own and operate, but for that same \$30 you can own and operate \$3000 worth of house.

The reason refrigerators and automobiles have come down so much in price within our memory is that they were new products only a few years ago and were excessively costly when first brought out. Now they are finding their true cost level. A home, like clothing, furniture, shoes, etc., long ago had its excessive costs squeezed out. Popular priced cars cost much more in 1941 than they did in 1932.

To build a home that will serve you well and economically for your lifetime, and more, means that it cannot be cheaply built. Good things cost more to buy, but are cheaper to own than shoddy.

Your Dollar Buys More Home Than Ever Before

Perhaps you have seen, and been worried by, statements appearing in the press from time to time, that the cost of homes is excessive, high and that the home is no longer a home. These statements are not true. Homes have, in fact, become more affordable than ever before. This is due to the fact that the cost of building a home has decreased significantly in recent years. This is due to the fact that the cost of building a home has decreased significantly in recent years.

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